

Chapter 21A.30
DEVELOPMENT STANDARDS – ANIMALS, HOME OCCUPATION,
HOME INDUSTRY

1644 NEW SECTION. SECTION 34. Ordinance 10870, Section 536, as
1645 amended, and K.C.C. chapter 21A.30.080 are each hereby amended to read as
1646 follows:

1647 SECTION 35. Home occupation. Residents of a dwelling unit may
1648 conduct one or more home occupations as accessory activities, provided:

1649 A. The total area devoted to all home occupation(s) shall not exceed
1650 twenty percent of the floor area of the dwelling unit. Areas with attached garages
1651 and storage buildings shall not be considered part of the dwelling unit for
1652 purposes of calculating allowable home occupation area but may be used for
1653 storage of good associated with the home occupation;

1654 B. In urban residential zones, all the activities of the home occupation(s)
1655 shall be conducted indoors, except for those related to growing or storing of plants
1656 used by the home occupation(s);

1657 C. In rural residential zones:

1658 1. The total indoor area of a home occupation shall not exceed twenty
1659 percent of the floor area of the dwelling unit. Areas with attached garages and
1660 storage buildings shall not be considered part of the dwelling unit for purposes of
1661 calculating allowable home occupation area but may be used for storage of goods
1662 associated with the home occupation.

1663 2. Total outdoor area of a home occupation shall not exceed one percent
1664 of the size of the lot up to a maximum of five thousand square feet.

1665 3. Outdoor storage and parking shall have ten-foot wide Type II
1666 landscaping.

1667 ~~((C.))~~ D. No more than one nonresident shall be employed by the home
1668 occupation(s);

1669 ~~((D.))~~ E. The following activities shall be prohibited in urban residential
1670 zones only.

1671 1. Automobile, truck and heavy equipment repair;

1672 2. Autobody work or painting;

1673 3. Parking and storage of heavy equipment; and

1674 4. Storage of building materials for use on other properties.

1675 ~~((E.))~~ F. In addition to required parking for the dwelling unit, on-site
1676 parking shall be provided as follows:

1677 1. One stall for a nonresident employed by the home occupation(s); and

1678 2. One stall for patrons when services are rendered on-site.

1679 ~~((F.))~~ G. Sales shall be limited to:

1680 1. Mail order sales; and

1681 2. Telephone sales with off-site delivery.

1682 ~~((G.))~~ H. Services to patrons shall be arranged by appointment or
1683 provided off-site;

1684 ~~((H.))~~ I. The home occupation(s) may use or store a vehicle for pickup of
1685 materials used by the home occupation(s) or the distribution of products from the
1686 site, except for routine residential services, such as mail or parcel delivery and
1687 garbage pickup, provided:

- 1688 1. No more than one such vehicle shall be allowed;
- 1689 2. Such vehicle shall not park within any required setback areas of the
- 1690 lot or on adjacent streets; and
- 1691 3. Such vehicle shall not exceed a weight capacity of one ton, and
- 1692 ~~((F))~~ J. The home occupation(s) shall not use electrical or mechanical
- 1693 equipment that results in:
- 1694 1. A change to the occupancy type of the structure(s) used for the home
- 1695 occupation(s);
- 1696 2. Visual or audible interference in radio or television receivers, or
- 1697 electronic equipment located off premises; or
- 1698 3. Fluctuations in line voltage off-premises.
- 1699 ~~((J))~~ K. Uses not allowed as home occupations may be allowed as a home
- 1700 industry pursuant to K.C.C. 21A.30.